



Memorandum

DATE: June 17, 2025

TO: CRA Board of Commissioners

FROM: Kimberly Vazquez, Redevelopment Project Manager III

THRU: Gregory P. Harrison, Executive Director
Nguyen Tran, Director

RE: Façade and Business Site Improvement Program Grant Application –
110-130 N Ocean Boulevard

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Background:

In September 2009, the CRA Board formally adopted the Façade and Business Site Improvement Program for the Pompano Beach East CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for improvement of the visual appearance of existing structures, the CRA created incentive programs specifically crafted to address investment obstacles within the CRA district.

The CRA received an incentive program application from LFT IRREV TR, Sera Martell and Grant Galuppi, Trustees and property owners for the Façade and Business Site Improvement Program (Program) offered through the CRA for the properties located at 110-130 N Ocean Boulevard. The Program is available for aesthetic improvements to the exterior building structure for existing commercial buildings with restaurant or retail uses.

The proposed project under the Program application entails a comprehensive set of improvements aimed at enhancing the building's structural and aesthetic integrity. The scope of work includes:

- Demolition of the original façade.
- Replacement of all windows and doors.
- Installation of a metal cladding and adding a parapet.
- Application of stucco and exterior paint.
- Electrical work/new lighting
- Minor landscaping.

The structure has not seen substantial exterior improvements since it was built in 1972. Currently, the building is mostly vacant and the owner's intent is with the improvements to attract new, higher end tenants to the area.

The total estimated eligible cost of the improvements is \$750,000. Based on Program guidelines, the applicant qualifies for the maximum reimbursement of \$200,000, as permitted under the Program's funding limits. If approved, a budgetary transfer in the amount of \$20,000 will be required from Dissemination of Information account 160-1920-539.48-50 to Façade Improvement/Incentive 160-1920-539.83-42 for the total reimbursable grant amount.

Recommendation:

Since this will make a major impact on A1A/Ocean Boulevard and with the investment of public and private dollars in the immediate area, staff recommends approval.

On June 5, 2025, the East CRA Advisory Committee made a recommendation of approval in a 7-1 Vote (For: Fisher, Niswonger, Rogerson, Mingus, Hess, Lubomski, Stacer) and 1 against (Against: Katz) of the application submitted by LFT IRREV TR for the amount of \$200,000.